

## ADMINISTRATIVE SHORT PLAT REPORT & DECISION

### A. SUMMARY AND PURPOSE OF REQUEST

**REPORT DATE:** September 12, 2014

**Project Name:** 2001 Union Ave Short Plat

**Project Number:** LUA14-000916, SHPL-A

**Project Manager:** Jill Ding, Senior Planner

**Owner/Applicant:** Kushal Varma and Kajal Ram  
2016 Lincoln Avenue NE  
Renton, WA 98056

**Contact:** Dan Touma  
Touma Engineering  
255 SW 41<sup>st</sup> Street  
Renton, WA 98057

**Project Location:** 2001 Union Avenue NE

**Project Summary:** The applicant is requesting Preliminary Short Plat approval for the subdivision of an existing 49,093 square foot (1.12 acre) lot, located within the Residential - 8 dwelling unit per acre (R-8) zoning designation, into 5 lots and two tracts (Tracts A and B). Tract A is proposed as a stormwater detention tract and Tracts B is proposed as a private access tract. Access to the proposed lots would be provided via a new 26-foot wide private street off of Union Avenue NE, which terminates in a hammerhead turnaround. The proposed lots would range in size from 4,829 square feet to 7,606 square feet. The project site is located within an Aquifer Protection Area 2, no other critical areas are mapped on the project site.

<b>Exist. Bldg. Area SF:</b>	N/A	<b>Proposed New Bldg. Area (footprint):</b>	Unknown
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<b>Proposed New Bldg. Area (gross):</b>	N/A
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<b>Site Area:</b>	49,093 sf	<b>Total Building Area GSF:</b>	N/A
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**B. EXHIBITS:**

- Exhibit 1: Staff Report
- Exhibit 2: Neighborhood Detail Map
- Exhibit 3: Short Plat Plan (dated March 2014)
- Exhibit 4: Grading and Utility Plan (dated June 2014)
- Exhibit 5: Landscape Plan (dated March 2014)
- Exhibit 6: Tree Retention Worksheet
- Exhibit 7: Geotechnical Infiltration Feasibility Letter, prepared by GeoResources, LLC (dated 5/23/2014)
- Exhibit 8: TIR Storm Drainage Report, prepared by Touma Engineers, dated July 1, 2014

**C. GENERAL INFORMATION:**

- 1. Owner(s) of Record: Kushal Varma and Kajal Ram,  
2016 Lincoln Avenue NE Renton, WA 98056
- 2. Zoning Designation: Residential – 8 dwelling units per acre (R-8)
- 3. Comprehensive Plan Land Use Designation: Residential Single Family (RSF)
- 4. Existing Site Use: Single-family house
- 5. Neighborhood Characteristics:
  - a. North: Single-family residential (R-8)
  - b. East: Single-family residential (R-8)
  - c. South: Single-family-residential (R-8)
  - d. West: First Ukrainian Pentecostal Church (R-8)
- 6. Access: Union Avenue NE
- 7. Site Area: 49,093 sf

**D. HISTORICAL/BACKGROUND:**

<u>Action</u>	<u>Land Use File No.</u>	<u>Ordinance No.</u>	<u>Date</u>
Comprehensive Plan	N/A	5100	11/01/2004
Zoning	N/A	5099	11/01/2004
Annexation	N/A	4070	06/01/1987

**E. APPLICABLE SECTIONS OF THE RENTON MUNICIPAL CODE:**

- 1. Chapter 2 Land Use Districts
  - a. Section 4-2-020: Purpose and Intent of Zoning Districts

- b. Section 4-2-070: Zoning Use Table
- c. Section 4-2-110: Residential Development Standards
- d. Section 4-2-115: Residential Design and Open Space Standard
- 2. Chapter 4 Property Development Standards**
  - a. Section 4-4-030: Development Guidelines and Regulations
  - b. Section 4-4-070: Landscaping
  - c. Section 4-4-130: Tree Retention and Land Clearing Regulations
- 3. Chapter 6 Streets and Utility Standards**
  - a. Section 4-6-060: Street Standards
- 4. Chapter 7 Subdivision Regulations**
  - a. Section 4-7-070: Detailed Procedures for Short Subdivisions
  - b. Section 4-7-120: Compatibility with Existing Land Use and Plan – General Requirements and Minimum Standards
  - c. Section 4-7-150: Streets – General Requirements and Minimum Standards
  - d. Section 4-7-170: Residential Lots – General Requirements and Minimum Standards
- 5. Chapter 11 Definitions**

**F. APPLICABLE SECTIONS OF THE COMPREHENSIVE PLAN:**

- 1. Land Use Element: Residential Single Family
- 2. Community Design Element: Established Residential Neighborhoods and New and Infill Development

**G. DEPARTMENT ANALYSIS:**

**1. Project Description/Background**

The applicant has proposed to subdivide a 1.13 acre (49,093 square feet) site located within the Residential – 8 dwelling units per acre (R-8) zone. The proposal would create 5 lots intended for the development of detached single-family residences and two tracts. Tract A would be for stormwater detention and Tract B would be a private street. One existing single-family residence and detached garage are proposed to be removed. The proposal for 5 single family lots would result in a net density of 5.62 dwelling units per acre. The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per acre. The proposal is consistent with these density requirements.

Proposed Lot 1 would have an area of 7,606 square feet, Lot 2 would have an area of 4,831 square feet, Lot 3 would have an area of 4,829 square feet, Lot 4 would have an area of 4,982 square feet, Lot 5 would have an area of 4,972 square feet, Tract A would have an area of 11,522 square feet, and Tract B would have an area of 9,291 square feet. Access for the new lots would be provided via a new private street (Tract B) off of Union Avenue NE. The applicant is proposing to dedicate 8.5 feet of right-of-way along Union Avenue NE.

The ground surface generally slopes from east to west at a grade of less than 10 percent. A total of 24 significant trees have been identified on the project site, no trees are proposed for retention. The applicant is proposing to replant a total of 10 2-inch minimum caliper trees

within the front yard areas of the proposed lots. A 10-foot landscape strip is proposed along the project site's Union Avenue NE street frontage.

## 2. Environmental Review

Except when located on lands covered by water or sensitive areas, short plats are exempt from SEPA Environmental Review pursuant to WAC 197-11-800(6)(a).

## 3. Compliance with ERC Conditions

N/A

## 4. Staff Review Comments

Representatives from various city departments have reviewed the application materials to identify and address issues raised by the proposed development. These comments are contained in the official file, and the essence of the comments have been incorporated into the appropriate sections of this report and the Departmental Recommendation at the end of this report.

## 4. Consistency with Short Plat Criteria

**SHORT PLAT REVIEW CRITERIA:** Approval of a short plat is based upon several factors. The following short plat criteria have been established to assist decision-makers in the review of the plat.

(✓ Compliant; Note 1: Partially compliant; Note 2: Not compliant; Note 3: Compliance not yet demonstrated)

**1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The site has the Comprehensive Land Use designation of Residential Single Family (RSF). Land designated RSF is intended to be used for high quality detached, single-family residential development organized into neighborhoods at urban densities. It is intended that larger subdivisions, infill development, and rehabilitation of existing housing be carefully designed to enhance and improve the quality of single family living environments. The proposal is consistent with the following Comprehensive Plan Land Use and Community Design Element policies, if all conditions of approval are met, unless noted otherwise:

✓	<b>Policy LU-158.</b> Net development densities should fall within a range of 4.0 to 8.0 dwelling units per acre in Residential Single Family Neighborhoods.
✓	<b>Policy CD-14.</b> Infill development, defined as new short plats of nine or fewer lots, should be encouraged in order to add variety, updated housing stock, and new vitality to neighborhoods.
✓	<b>Policy CD-15.</b> Infill development should be reflective of the existing character of established neighborhoods even when designed using different architectural styles, and /or responding to more urban setbacks, height or lot requirements. Infill development should draw on elements of existing development such as placement of structures, vegetation, and location of entries and walkways, to reflect the site planning and scale of existing areas.

**2. COMPLIANCE WITH THE UNDERLYING ZONING DESIGNATION:** Objectives and policies of the Comprehensive Land Use Plan RSF designation are implemented by Residential 8 zoning (R-8). RMC 4-2-110A provides development standards for development within the R-8 zoning classification. The proposal is consistent with the following development standards if all conditions of approval are met, unless noted otherwise:

✓ **Density:** The allowed density range in the R-8 zone is a minimum of 4.0 to a maximum of 8.0 dwelling units per acre. Net density is calculated after the deduction of sensitive areas, areas intended for public right-of-way, and private access easements.  
Staff Comment: For the purposes of calculating net density 1,029 square feet of right-of-way dedication and 9,291 square feet of private street area are required to be deducted from the gross site area of 49,093 square feet, resulting in a net area of 10,320 square feet (0.89 acres). Based on the proposal for 5 lots, the net density would be 5.62 dwelling units per net acre, which is within the allowed density range for the R-8 zone.

✓	<b>Lot Dimensions:</b>			
	Proposed Lots	Lot Size	Width	Depth
		4,500 SF minimum	50 feet minimum (60 feet for corner lots)	65 feet minimum
	Lot 1	7,606 sf	80.00 feet	95.11 feet
	Lot 2	4,831 sf	51.00 feet	95.05 feet
	Lot 3	4,829 sf	51.00 feet	95.01 feet
	Lot 4	4,982 sf	60.00 feet	94.98 feet
	Lot 5	4,972 sf	60.00 feet	94.90 feet
	Tract A	11,522 sf	N/A	N/A
	Tract B	9,291 sf	N/A	N/A

**Note 3** **Setbacks:** The required setbacks in the R-8 zone are as follows: front yard is 15 feet for the primary structure and 20 feet for an attached garage, side yard is five feet, side yard along the street or access easement is 15 feet for the primary structure and 20 feet for an attached garage and the rear yard is 20 feet.  
Staff Comment: A 26-foot wide private street is proposed to provide access to the new lots. An existing single family residence and detached garage are proposed to be removed. The front yard of proposed Lot 1 would be oriented to the east towards Union Avenue NE, the front yards of Lots 2-5 would be oriented to the south towards the private street. As proposed the new lots would provide adequate area for compliance with the required setbacks. Staff recommends as a condition of approval that a demolition permit be obtained and all inspections and approvals completed for the removal of the existing single family residence and detached garage prior to the recording of the final short plat.

**Note 3** **Building Standards:** The R-8 zoning requirement for maximum building height is 30 feet. The maximum building coverage for lots 5,000 square feet or greater is 35 percent or 2,500 square feet, whichever is greater.

	<i>Staff Comment: Building height and lot coverage for the new single family residences would be verified at the time of building permit review.</i>
<b>Note 1</b>	<p><b>Landscaping:</b> The City's landscape regulations (RMC 4-4-070) require all short plats to provide a 10-foot landscape strip along all public street frontages.</p> <p><i>Staff Comment: A conceptual landscape plan (Exhibit 5) was submitted as part of the proposed land use application. The project site is currently vegetated with a total of 24 trees, lawn, and other ornamental vegetation. None of the existing trees are proposed to remain (see further discussion below under Tree Retention). The conceptual landscape plan (Exhibit 5) shows a 10-foot wide landscaped strip along Union Avenue NE and two Trident Maple trees within the front yard areas of the proposed lots. No planting plan was included on the conceptual landscape plan for the 10-foot landscaped strip. Staff recommends as a condition of approval that a detailed landscape plan be submitted at the time of Construction Permit application for review and approval by the Planning Division project manager. The 10-foot landscaped strip shall be installed prior to final short plat approval and the front yard trees shall be installed prior to final inspection for the new single family residences.</i></p>
<b>Note 1</b>	<p><b>Tree Retention:</b> The City's adopted Tree Retention and Land Clearing Regulations require the retention of 30 percent of trees in a residential development.</p> <p><i>Staff Comment: There are a total of 24 significant trees located on the project site. Of those 4 are located within an area to be dedicated as right-of-way along Union Ave NE, and 6 are located within the proposed private street, which results in a total of 14 protected trees remaining on the project site. No trees are proposed for retention. To comply with the Tree Retention requirements, the applicant would be required to replant 24 minimum 2-inch caliper trees around the project site. The proposal includes the replacement of 10 2-inch caliper trees, therefore an additional 14 2-inch caliper trees are required to comply with the Tree Retention requirements. Staff recommends as a condition of approval that a revised Tree Retention plan in compliance with the City's adopted Tree Retention and Land Clearing Regulations be submitted at the time of Construction Permit application for review and approval by the Planning Division project manager.</i></p>
<b>Note 3</b>	<p><b>Parking:</b> Parking regulations require that a minimum of two parking spaces be provided for each detached dwelling. As proposed, each lot would have adequate area to provide two off-street parking spaces. Compliance with the parking requirements would be verified at the time of building permit review.</p> <p>Driveway cuts are required to be a minimum of 5 feet from property lines and new driveways may be a maximum of 16 feet in width at the property line.</p> <p><i>Staff Comment: Compliance with driveway standards would be verified at the time of building permit review.</i></p>
	<b>Critical Areas:</b> The project site is located within an Aquifer Protection Area 2, see further discussion below under stormwater.
<p><b>3. DESIGN STANDARDS:</b> Residential Design and Open Space Standards (RMC 4-2-115) are applicable in the R-8 zone. The Standards implement policies established in the Land Use and</p>	

Community Design Elements of the Comprehensive Plan. Compliance with Site Design Standards must be demonstrated prior to approval of the subdivision. Compliance with Residential Design Standards would be verified prior to issuance of building permits. The proposal is consistent with the following design standards, unless noted otherwise:

✓	<p><b>Lot Configuration:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Lot width variation of 10 feet (10') minimum of one per four (4) abutting street-fronting lots, or</li> <li>2. Minimum of four (4) lot sizes (minimum of four hundred (400) gross square feet size difference), or</li> <li>3. A front yard setback variation of at least five feet (5') minimum for at least every four (4) abutting street fronting lots.</li> </ol> <p><u>Staff Comment:</u> As proposed the short plat would comply with requirement number 1. Proposed Lot 1 would have a lot width of 95 feet, Lot 2 and 3 would have widths of 51 feet and Lots 4 and 5 would have widths of 60 feet. The difference in width between Lot 1 and Lots 2-5 would exceed 10 feet.</p>
Note 3	<p><b>Garages:</b> One of the following is required; the garage is:</p> <ol style="list-style-type: none"> <li>1. Recessed from the front of the house and/or front porch at least eight feet (8'), or</li> <li>2. Located so that the roof extends at least five feet (5') (not including eaves) beyond the front of the garage for at least the width of the garage plus the porch/stoop area, or</li> <li>3. Alley accessed, or</li> <li>4. Located so that the entry does not face a public and/or private street or an access easement, or</li> <li>5. Sized so that it represents no greater than fifty percent (50%) of the width of the front facade at ground level, or</li> <li>6. Detached.</li> </ol> <p>The portion of the garage wider than twenty six-feet (26') across the front shall be set back at least two feet (2').</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
Note 3	<p><b>Primary Entry:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. Stoop: minimum size four feet by six feet (4' x 6') and minimum height twelve inches (12") above grade, or</li> <li>2. Porch: minimum size five feet (5') deep and minimum height twelve inches (12") above grade.</li> </ol> <p>Exception: in cases where accessibility (ADA) is a priority, an accessible route may be taken from a front driveway.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>

<b>Note 3</b>	<p><b>Façade Modulation:</b> One of the following is required:</p> <ol style="list-style-type: none"> <li>1. An offset of at least one story that is at least ten feet (10') wide and two feet (2') in depth on facades visible from the street, or</li> <li>2. At least two feet (2') offset of second story from first story on one street facing facade.</li> </ol> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
<b>Note 3</b>	<p><b>Windows and Doors:</b> Windows and doors shall constitute twenty-five percent (25%) of all facades facing street frontage or public spaces.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
N/A	<b>Scale, Bulk, and Character:</b> N/A
<b>Note 3</b>	<p><b>Roofs:</b> One of the following is required for all development:</p> <ol style="list-style-type: none"> <li>1. Hip or gabled with at least a six to twelve (6:12) pitch for the prominent form of the roof (dormers, etc., may have lesser pitch), or</li> <li>2. Shed roof.</li> </ol> <p>Additionally, for subdivisions greater than nine (9) lots: A variety of roof forms appropriate to the style of the home shall be used.</p> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
<b>Note 3</b>	<p><b>Eaves:</b> Both of the following are required:</p> <ol style="list-style-type: none"> <li>1. Eaves projecting from the roof of the entire building at least twelve inches (12") with horizontal fascia or fascia gutter at least five inches (5") deep on the face of all eaves, and</li> <li>2. Rakes on gable ends must extend a minimum of two inches (2") from the surface of exterior siding materials.</li> </ol> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>
<b>Note 3</b>	<p><b>Architectural Detailing:</b> If one siding material is used on any side of the dwelling that is two stories or greater in height, a horizontal band that measures at least eight inches (8") is required between the first and second story.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"> <li>1. Three and one half inch (3 1/2") minimum trim surrounds all windows and details all doors, or</li> <li>2. A combination of shutters and three and one half inches (3 1/2") minimum trim details all windows, and three and one half inches (3 1/2") minimum trim details all doors.</li> </ol> <p><u>Staff Comment:</u> Compliance for this standard would be verified at the time of building permit review.</p>



<b>Note 3</b>	<p><b>Materials and Color:</b> For subdivisions and short plats, abutting homes shall be of differing color. Color palettes for all new dwellings, coded to the home elevations, shall be submitted for approval.</p> <p>Additionally, one of the following is required:</p> <ol style="list-style-type: none"><li>1. A minimum of two (2) colors is used on the home (body with different color trim is acceptable), or</li><li>2. A minimum of two (2) differing siding materials (horizontal siding and shingles, siding and masonry or masonry-like material, etc.) is used on the home. One alternative siding material must comprise a minimum of thirty percent (30%) of the street facing facade. If masonry siding is used, it shall wrap the corners no less than twenty four inches (24").</li></ol> <p><u>Staff Comment:</u> <i>Compliance for this standard would be verified at the time of building permit review.</i></p>
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**4. COMPLIANCE WITH SUBDIVISION REGULATIONS:** RMC 4-7 Provides review criteria for proposed subdivisions. The proposed project is consistent with the following subdivision regulations if all conditions of approval are complied with:

<b>Note 1</b>	<p><b>Access:</b> The proposed lots would take vehicular access via a 26-foot wide private street off of Union Avenue NE, which terminates in a hammerhead turnaround. Private streets are permitted for access up to a maximum of 6 lots. Up to 4 of the lots may use the driveway as primary access for emergencies. The private street shall be a minimum of 26 feet in width, with a maximum of 20 feet of paving. Hammerhead turnarounds are required for dead end access streets between 150 and 300 feet in length. The proposed private street is 250 feet in length, therefore a hammerhead turnaround is required. As proposed, the short plat would comply with the emergency access requirements specified by the Fire Dept.</p> <p>All lots should gain access via the private road. No direct access of the lots to Union Ave NE is allowed. The minimum separation of access from the adjacent property line is 5 feet. The access as shown in the plans shall be modified to provide the 5 feet separation. The separation distance must also be labeled in the plans. Staff recommends as a condition of approval that Lot 1 be required to obtain access from the private street. A note to this effect shall be recorded on the face of the plat. Staff also recommends as a condition of approval that the short plat plan be revised to provide the required 5-foot separation between the private street and the adjacent property line. The revised short plat plan shall be submitted prior to final plat approval for review and approval by the Plan Review section.</p>
<b>Note 1</b>	<p><b>Streets:</b> Union Avenue NE fronting the proposed project site is classified as a minor arterial street and has an existing right-of-way width of 60 feet. As per Transportation section, the existing paved width on Union Ave NE frontage is sufficient. 0.5 feet wide curb, 8 feet wide landscaped planter, 8 feet wide sidewalk, and 1 foot wide clear space behind the sidewalk is required to be provided on the frontage by the developer. The project requires the dedication of 9.5 feet of right of way (subject to final survey). The applicant may submit an application to the City requesting a waiver of the street</p>

	frontage improvements in Union Avenue NE as outlined in RMC 4-9-250C.5.d, since there are existing frontage improvements in the area. Staff recommends as a condition of approval that a revised short plat plan be submitted at the time of Construction Permit review showing the required 9.5 feet of right of way dedication for review and approval by the Plan Review section. The applicant shall either submit engineering plans showing the required frontage improvements along Union Avenue NE or shall submit a waiver request for the street frontage improvements and receive approval from the Department to Community and Economic Development prior at to the time of Construction Permit application issuance.
✓	<b>Blocks:</b> No new blocks would be created as a result of the proposed subdivision. The proposed short plat would be consistent with development patterns in the surrounding area.
✓	<b>Lots:</b> The size, shape, orientation, and arrangement of the proposed lots comply with the requirements of the Subdivision Regulations and the Development Standards of the R-8 zone and allow for reasonable infill of developable land. All of the proposed lots meet the requirements for minimum lot size, depth, and width.  All of the proposed lots are rectangular in shape. The front yard of Lot 1 would be oriented to the east toward Union Avenue NE and the front yards of Lots 2-5 would be oriented to the south towards the new private street. Staff recommends as a condition of approval that the front yard of Lot 1 be oriented to the east toward Union Avenue NE in order to maintain the existing development pattern of the surrounding neighborhood.
<b>Note 1</b>	<b>Topography and Vegetation:</b> The ground surface is relatively flat with slight slopes from east to west at a grade of less than 10 percent. There are a total of 24 significant trees, lawn, and ornamental vegetation on the project site. There are no trees proposed for retention. See previous discussion above under Landscaping and Tree Retention.
<b>5. AVAILABILITY AND IMPACT ON PUBLIC SERVICES:</b>	
✓	<b>Police:</b> Police staff indicates that there would be minimal impact on police services as a result of the proposed subdivision and sufficient resources exist to furnish services to the proposed development.
<b>Note 3</b>	<b>Fire:</b> Fire Prevention staff indicates that sufficient resources exist to furnish services to the proposed development. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There is one existing fire hydrant that can be counted toward the requirement; it does not have the required storz fitting however. A minimum of one new hydrant and a water main extension will be required. It appears there is adequate fire flow in this area.  Fire Department apparatus access roadways are required to be minimum 20-feet wide fully paved, with 25-feet inside and 45-feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point loading. Access is required within 150-feet of all points on the buildings. Approved apparatus turnarounds

	<p>are required for dead end roads exceeding 150-feet. Hammerhead turnarounds are allowed for dead end streets up to 300-feet long. Access as proposed appears adequate. A Fire Impact Fee for the future houses on Proposed Lots 2-5 would be payable at the time of building permit issuance. The current 2014 Fire Impact Fee is \$479.28; the fee in effect at the time of building permit application would be applied to this project.</p>
✓	<p><b>Schools:</b> The Renton School District has indicated that it can accommodate the impact of additional students expected to come from the proposed project at Sierra Heights Elementary School, McKnight Middle School, and Hazen High School. Students attending McKnight Middle School would be bussed to school from the existing stop located 0.3 miles to the north at the intersection of NE 21<sup>st</sup> Street and Union Avenue NE. To get to this bus stop, students would walk along the existing sidewalk on Union Avenue NE to the north to NE 21<sup>st</sup> Street. Students attending Sierra Heights Elementary and Hazen High School would walk to school. Students walking to Sierra Heights Elementary would walk along the existing sidewalks on Union Avenue NE to the north to Sierra Heights Elementary. Students walking to Hazen High School would walk south along the sidewalks on Union Avenue NE to NE Sunset Blvd where they would cross Sunset and walk east along the sidewalks on NE Sunset Blvd to Hoquiam Avenue NE where they would turn and walk south along the shoulder to Hazen High School.</p> <p>The current Renton School District Impact Fee is \$5,455.00. The Renton School Impact Fee would apply to the new houses on Proposed Lots 2-5 and would be payable at the time of building permit issuance; the fee in effect at the time of building permit application would be applied to this project.</p>
✓	<p><b>Parks:</b> A Park Impact Fee would be required for the future houses on Proposed Lots 2-5. The current Park Impact Fee is \$963.01. The fee in effect at the time of building permit application is applicable to this project and is payable at the time of building permit issuance.</p>
Note 3	<p><b>Stormwater:</b> There is an 18" diameter storm drainage line in Union Ave NE. A geotechnical report prepared by GeoResources LLC (Exhibit 7) has been submitted for the project. The report (Exhibit 7) mentions that limited infiltration of stormwater is feasible in the on-site soils. Even though the geotech report (Exhibit 7) recommends pervious pavement to be considered for the shared driveway / private road, the City does not allow pervious pavement on private streets/ shared driveway.</p> <p>A drainage report (Exhibit 8) has been submitted by Touma Engineers with the land use application. Based on the City's flow control map, this site falls within the Flow control Duration Standard Forested site conditions area and the drainage report (Exhibit 8) submitted with the utility construction permit must refer to it. The project proposes an open pond to serve both detention and water quality treatment requirements. The side slopes (interior and exterior) of the pond shall not exceed three feet horizontal to one foot vertical, or vertical walls are required. A 15-foot wide landscaped strip is required around the pond. A fence is required around the pond. Setbacks and easements regarding stormwater facilities should be provided as per the City Amendments. The drainage report (Exhibit 8) should clearly show the information of the required frontage improvements and include it in the calculations. The report (Exhibit 8) mentions that</p>

	<p>the water quality systems will be designed using the Renton amendment of the 2009 King County Surface Water Design Manual. The submitted drainage report (Exhibit 8) includes the 8 core requirements, but includes only 5 special requirements. The special requirement #6 regarding Aquifer Protection Area should be included in the drainage report submitted with the utility construction permit. The site falls in the Aquifer Protection Area Zone 2, therefore the open ponds require a liner in accordance with design criteria in section 6.2.4 of the City Amendments, and open conveyances require a liner in accordance with Section 1.2.4.3 of the City Amendments. Drainage plans and a final drainage report based on the City adopted 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage is required to be submitted with the Construction permit. The drainage report submitted with the construction permit must include describe the downstream analysis as well as the evaluation of the upstream drainage system. The drainage report and plans must include information of the individual lot stormwater BMPs. All stormwater requirements as per the 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage Manual is required to be provided by the project. Staff recommends as a condition of approval that a revised landscape plan be submitted at the time of Construction Permit review showing the required 15-foot wide landscape strip around the stormwater pond. The landscape plan shall be submitted to the Current Planning project manager for review and approval. The landscaping shall be installed prior to the recording of the final short plat.</p> <p>Surface water system development fee is \$1,228.00 per new lot. Fees are payable prior to issuance of the construction permit. Credit will be given to the existing home.</p> <p>A Construction Stormwater General Permit from Department of Ecology will be required since grading and clearing of the site exceeds one acre.</p>
<b>Note 3</b>	<p><b>Water Service:</b> The site is located in the City of Renton water service area. There is a 12-inch diameter City water main and a 36-inch diameter Seattle Public Utility water main along the Union Ave frontage.</p> <p>The project proposes the extension of an 8-inch water main within the proposed private road of the short plat, extending from the existing water main on Union Ave NE up to the west property line of the short plat. The water main must be located within the paved access and must be located at a minimum separation of 4 feet from the paved edge.</p> <p>Since the proposed water main extension will cross the Seattle Public Utility 36-inch diameter water main on Union Ave NE, the applicant will have to contact the Seattle Public Utility regarding their clearance requirements.</p> <p>The project includes the installation of a fire hydrant near the hammer head of the proposed private road. An additional fire hydrant is required at the intersection of the proposed private road with Union Ave NE.</p> <p>Separate domestic water meters, minimum 1-inch, are required to serve each single family lot.</p> <p>Civil plans for the water main extension will be required and must be prepared by a registered professional engineer in the State of Washington. Minimum horizontal</p>

	<p>clearance between water and stormwater lines is 10 feet. Minimum vertical clearance between water and stormwater lines is 18 inches.</p> <p>Water SDC fee (2014 rates) for or 1-inch meter install is \$2,809.00. These fees are collected at the time a construction permit is issued and the rate prevalent at time of construction permit will be applicable.</p>
<b>Note 3</b>	<p><b>Sanitary Sewer Service:</b> The site is located in the city of Renton sewer service area. There is existing 8" diameter sewer main along the Union Ave frontage. The proposed conceptual utility plan includes extending the sewer main, within the short plat, to the eastern boundary of Lot 5. A 10 feet wide sanitary sewer public easement is proposed for the sewer service. Additionally, a 10-foot wide public sewer easement is required to be provided that will extend to the west property line of the short plat. A City of Renton Public Utility easement is required over the entire private road and extending up to the west property line of the short plat.</p> <p>System development fee (SDC) for sewer is based on the size of the new domestic water to serve the houses on each lot. Sewer SDC fee (2014 rates) for or 1-inch meter install is \$2,033.00. These fees are collected at the time a construction permit is issued and the rate prevalent at time of construction permit will be applicable.</p>
<b>Note 3</b>	<p><b>Transportation:</b> See previous discussion above under Access and Streets.</p> <p>A Transportation Impact Fee for the new houses on Proposed Lots 2-5 would be payable at the time of building permit issuance; the fee in effect at the time of building permit application would be applied to this project. The 2014 Transportation Impact Fee is \$1,430.72.</p>

#### H. FINDINGS:

Having reviewed the written record in the matter, the City now enters the following:

- 1. Request:** The applicant is requesting approval of a 5-lot short plat on a 49,093 square foot site. The project would have a net density of 5.62 dwelling units per acre.
- 2. Application:** The subject property is located at 2001 Union Avenue NE.
- 3. Comprehensive Plan:** The subject property is designated as Residential Single Family (RSF) in the Comprehensive Plan. The proposed project would satisfy the objectives and policies of the Land Use, Community Design, and Environmental Elements of the Comprehensive Plan, if all conditions are complied with.
- 4. Zoning:** The proposed project site is zoned Residential – 8 dwelling units per net acre (R- 8). The project as proposed would satisfy the R-8 standards and regulations, if all conditions are complied with.
- 5. Subdivision Regulations:** The project as proposed would satisfy the requirements of RMC 4-7, Subdivision Regulations if all conditions are complied with.
- 6. Existing Land Uses:** The subject property has an existing single family residence and detached garage. The existing residence and detached garage would be removed prior to the recording of the short plat.

- 7. Setbacks:** Building setbacks for the future houses on the new lots would be verified at the time of building permit review.
- 8. System Development Charges:** The 2014 Surface Water System Development fee is \$1,128.00 per single-family lot. System Development fee (SDC) for sewer is based on the size of the new domestic water to serve the houses on each lot. Sewer SDC fee (2014 rates) for or 1-inch meter install is \$2,033.00. Water SDC fee (2014 rates) for or 1-inch meter install is \$2,809.00.
- 9. Public Services:** The proposed short plat has been reviewed by various City Departments. There are adequate public services and facilities to accommodate the proposed short plat. Transportation, Fire, and Park Impact fees are applicable for the future houses on Proposed Lots 2-5. Impact fees are assessed at the time of building permit application and are payable at the time of building permit issuance.
- 10. Public Utilities:** Water, sewer, and storm drainage would be provided by the City of Renton.
- 11. Schools:** The Renton School District has indicated that adequate school facilities are available at Sierra Heights Elementary, McKnight Middle, and Hazen High Schools. A Renton School District Impact Fee would be assessed at the time of building permit application and would be payable at the time of building permit issuance.
- 12. Safe Routes to Schools:** There is a safe walking route to Sierra Heights Elementary and Hazen High School. Renton School District bus service is available to McKnight Middle School; there is a safe walking route to the bus stop located at NE 21<sup>st</sup> Street and Union Avenue NE.
- 13. Topography/Critical Areas:** The ground surface generally slopes from east to west at a grade of less than 10 percent. The project site is located within Aquifer Protection Area 2, there are no other critical areas mapped on the project site.

#### **I. CONCLUSIONS:**

1. The subject site is located in the Residential Single Family Comprehensive Plan designation and complies with the goals and policies established with this designation.
2. The subject site is located in the Residential – 8 dwelling units per acre (R-8) zoning designation and complies with the zoning and development standards established with this designation provided the applicant complies with City Code and conditions of approval.
3. The proposed 5-lot short plat complies with the subdivision regulations as established by City Code and state law provided all advisory notes and conditions are complied with.
4. The proposed 5-lot short plat complies with the street standards as established by City Code, provided the project complies with all advisory notes and conditions of approval contained herein.
5. The project site is located within Aquifer Protection Area Zone 2. The proposed 5-lot short plat complies with the critical areas regulations as established by City Code provided the applicant complies with the conditions of approval.
6. There are safe walking routes to school and/or the school bus stop.
7. There are adequate public services and facilities to accommodate the proposed short plat.

**J. DECISION:**

The 2001 Union Ave Short Plat, File No. LUA14-000916, SHPL-A, is approved and is subject to the following conditions:

1. The front yard of the future single family residence on proposed Lot 1 shall be oriented to the east and a note to this effect shall be recorded on the face of the plat.
2. A demolition permit shall be obtained and all inspections and approvals completed for the removal of the existing single family residence and detached garage prior to recording the final short plat.
3. A detailed landscape plan shall be submitted at the time of Construction Permit application for review and approval by the Planning Division project manager. The 10-foot landscaped strip shall be installed prior to final short plat approval and the front yard trees shall be installed prior to final occupancy for the new single family residences.
4. A revised Tree Retention plan in compliance with the City's adopted Tree Retention and Land Clearing Regulations shall be submitted at the time of Construction Permit application for review and approval by the Current Planning project manager.
5. Access to Lot 1 shall be provided from the private street. A note to this effect shall be recorded on the face of the short plat.
6. The short plat plan shall be revised to provide the required 5-foot separation between the private street and the adjacent property line. The revised short plat plan shall be submitted prior to final plat approval for review and approval by the Plan Review section.
7. A revised short plat plan shall be submitted at the time of Construction Permit review showing the required 9.5 feet of right of way dedication for review and approval by the Plan Review section. The applicant shall either submit engineering plans showing the required frontage improvements along Union Avenue NE or shall submit a waiver request for the street frontage improvements and receive approval from the Department to Community and Economic Development prior to Construction Permit issuance.
8. A revised landscape plan shall be submitted at the time of Construction Permit review showing the required 15-foot wide landscape strip around the stormwater pond. The landscape plan shall be submitted to the Current Planning project manager for review and approval prior to construction permit issuance. The landscaping shall be installed prior to the recording of the final short plat.

**DATE OF DECISION ON LAND USE ACTION:**

**SIGNATURE:**



**Jennifer Henning, Planning Director**

9/12/14

**Date**

TRANSMITTED this 12<sup>th</sup> day of September, 2014 to the Contact/Applicant/Owner(s):

*Contact:*

Dan Touma  
Touma Engineering  
255 SW 41<sup>st</sup> Street  
Renton, WA 98057

*Applicant/Owner:*

Kushal Varma and Kajal Ram  
2016 Lincoln Avenue NE  
Renton, WA 98056

TRANSMITTED this 12<sup>th</sup> day of September, 2014 to the Parties of Record:

*No Parties of Record*

TRANSMITTED this 12<sup>th</sup> day of September, 2014 to the following:

C.E. "Chip" Vincent, CED Administrator  
Steve Lee, Development Engineering Manager  
Jan Conklin, Development Services  
Vanessa Dolbee, Current Planning Manager  
Fire Marshal

**K. LAND USE ACTION APPEALS, REQUEST FOR RECONSIDERATION, & EXPIRATION:**

The administrative land use decision will become final if the decision is not appealed within 14 days of the decision date.

**APPEAL:** This administrative land use decision will become final if not appealed in writing to the Hearing Examiner on or before 5:00 PM on September 26, 2014. An appeal of the decision must be filed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680), together with the required fee to the Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. RMC 4-8-110.B governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, (425) 430-6510.

**EXPIRATION:** The administrative short plat decision will expire two (2) years from the date of decision. A single one (1) year extension may be requested pursuant to RMC 4-7-070.M.

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation of fact. After review of the reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

**THE APPEARANCE OF FAIRNESS DOCTRINE:** provides that no ex parte (private one-on-one) communications may occur concerning the land use decision. The Doctrine applies not only to the initial decision, but to Appeals to the Hearing Examiner as well. All communications after the decision/approval date must be made in writing through the Hearing Examiner. All communications are public record and this permits all interested parties to know the contents of the communication and would allow them to openly rebut the evidence in writing. Any violation of this doctrine could result in the invalidation of the appeal by the Court.



**ADVISORY NOTES TO APPLICANT**

**The following notes are supplemental information provided in conjunction with the administrative land use action. Because these notes are provided as information only, they are not subject to the appeal process for the land use actions.**

Planning:

1. Construction activities shall be restricted to the hours of 7:00 am to 8:00 pm, Monday through Friday. Work on Saturdays shall be between the hours of 9:00 am and 8:00 pm. No work shall be permitted on Sundays.
2. RMC 4-4-030C.2 limits haul hours between the hours of 8:30 am and 3:30 pm, Monday through Friday unless otherwise approved by the Department of Community and Economic Development.

Technical Services:

1. Note the City of Renton land use action number and land record number, LUA14-000916 and LND-20-0607, respectively, on the final short plat submittal. The type size used for the land record number should be smaller than that used for the land use action number.
2. Show two ties to the City of Renton Survey Control Network. Monuments #1325 & # 159 shown are not coordinated horizontal control monuments; they are benchmarks (vertical control) only. The geometry will be checked by the city when horizontal control ties have been provided.
3. Provide sufficient information to determine how the plat boundary was established.
4. The title report did not include a copy of the parent short plat as recorded under King County Rec. No. 7712130605, please provide.
5. Provide short plat and lot closure calculations.
6. Note what was found when visiting the existing monuments.
7. Indicate what has been, or is to be, set at the corners of the proposed lots.
8. Note discrepancies between bearings and distances of record and those measured or calculated, if any.
9. Note addresses from the attached on the final short plat drawing.
10. Do note encroachments, if any.
11. Do include a "LEGEND" block for the short plat drawing, detailing any symbols used thereon.
12. Note all easements, covenants and agreements of record on the drawing.
13. Note any relevant researched resources on the short plat submittal.
14. Note the plat name and lot and tract numbers of the adjoining properties or note as "Unplatted."
15. The City of Renton Administrator, Public Works Department, is the only city official who signs the final short plat. Provide an appropriate approval block and signature line. Pertinent King County approval blocks also need to be noted on the drawing.
16. All vested owner(s) of the subject final short plat need to sign the final short plat drawing. Include notary blocks as needed.
17. Because the subject property falls within Zone 2 of the City of Renton Aquifer Protection Area, the Aquifer Protection Notice needs to be noted on the drawing.

**AQUIFER PROTECTION NOTICE**

The lots created herein fall within Zone 2 of Renton's aquifer protection area and are subject to the requirements of the City of Renton Ordinance #4367. This city's sole source of drinking water is

supplied from a shallow aquifer under the city surface. There is no natural barrier between the water table and ground surface. Extreme care should be exercised when handling of any liquid substance other than water to protect from contact with the ground surface. It is the responsibility of the homeowners to protect the city's drinking water.

18. Note that if there are easements, restrictive covenants or agreements to others (City of Renton, etc.) as part of this subdivision, they can be recorded concurrently with the final short plat. The final short plat drawing and the associated document(s) are to be given to the Project Manager as a package. The recording number(s) for the associated document(s) are to be referenced on the final short plat drawing. Provide spaces for the recording numbers thereof.
19. It is not clear that the Declaration of Covenant block is appropriate as there are no new private easements shown on the short plat. The Covenant obligates the seller of the lots created to "expressly grant and convey" the lots "together with and/or subject to" any new private easements delineated on the short plat in the conveying document.
20. Add a purpose statement for each of the Tracts (A & B). In addition, there will need to be a statement regarding maintenance responsibilities for all privately held infrastructure within these Tracts.
21. There also needs to be some language regarding the intended ownership for each Tract. If the Lots are to have an each and undivided interest in the Tracts such interest needs to be expressly conveyed in the conveying document as the short plat is just a record of survey and not an instrument of conveyance.
22. Deed of Dedication: Include a final cause in the Exhibit A legal description:  
All situate in the Southeast quarter of Section 4, Township 23 North, Range 5 East, W.M., in the City of Renton, King County, Washington.

Water:

1. The project proposes the extension of about 8-inch water main within the proposed private road of the short plat, extending from the existing water main on Union Ave NE up to the west property line of the short plat. The water main must be located within the paved access and must be located at a minimum separation of 4 feet from the paved edge.
2. Since the proposed water main extension will cross the Seattle Public Utility 36" diameter water main on Union Ave NE, the applicant will have to contact the Seattle Public Utility regarding their clearance requirements.
3. The project includes the installation of a fire hydrant near the hammer head of the proposed private road. An additional fire hydrant is required at the intersection of the proposed private road with Union Ave NE.
4. Separate domestic water meters, minimum 1-inch, are required to serve each single family lot.
5. Civil plans for the water main extension will be required and must be prepared by a registered professional engineer in the State of Washington. Minimum horizontal clearance between water and stormwater lines is 10 feet. Minimum vertical clearance between water and stormwater lines is 18 inches.
6. Subject to water system development charges, meters installation fees and related permit fees. Water SDC fee (2014 rates) for or 1-inch meter install is \$2,809.00. These fees are collected at the time a construction permit is issued and the rate prevalent at time of construction permit will be

applicable.

Sewer:

1. Sewer service is provided by the City of Renton. There is an 8-inch sewer main in Union Ave NE. The proposed conceptual utility plan includes extending the sewer main, within the short plat, to the eastern boundary of Lot 5. A 10 feet wide sanitary sewer public easement is proposed for the sewer service. Additionally, a 10 feet wide public sewer easement is required to be provided that will extend to the west property line of the short plat. A City of City of Renton Public Utility easement is required over the entire private road and extending up to the west property line of the short plat.
2. System development fee (SDC) for sewer is based on the size of the new domestic water to serve the houses on each lot. Sewer SDC fee (2014 rates) for or 1-inch meter install is \$2,033.00. These fees are collected at the time a construction permit is issued and the rate prevalent at time of construction permit will be applicable.

Surface Water:

1. A geotechnical report prepared by GeoResources LLC, has been submitted for the project. The report mentions that limited infiltration of stormwater is feasible in the on-site soils. Even though the geotech report recommends pervious pavement to be considered for the shared driveway / private road, the City does not allow pervious pavement on private streets/ shared driveway.
2. A drainage report has been submitted by Touma Engineers with the land use application. Based on the City's flow control map, this site falls within the Flow control Duration Standard Forested site conditions area and the drainage report submitted with the utility construction permit must refer to it. The project proposes an open pond to serve both detention and water quality treatment requirements. The side slopes (interior and exterior) of the pond shall not exceed three feet horizontal to one foot vertical, or vertical walls are required. Landscaping is required around the pond. Fence is required around the pond. Setbacks and easements regarding stormwater facilities should be provided as per the City Amendments. The drainage report should clearly show the information of the required frontage improvements and include it in the calculations. The report mentions that the water quality systems will be designed using the Renton amendment of the 2009 King County Surface Water Design Manual. The submitted drainage report includes the 8 core requirements, but includes only 5 special requirements. The special requirement #6 regarding the aquifer protection area should be included in the drainage report submitted with the utility construction permit. The site falls in the Aquifer protection zone 2 area, therefore the open ponds require a liner in accordance with design criteria in section 6.2.4 of the City Amendments, and open conveyances require a liner in accordance with Section 1.2.4.3 of the City Amendments. Drainage plans and a final drainage report based on the City adopted 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage is required to be submitted with the Construction permit. The drainage report submitted with the construction permit must include describe the downstream analysis as well as the evaluation of the upstream drainage system. The drainage report and plans must include information of the individual lot stormwater BMPs. All stormwater requirements as per the 2009 Surface Water Design Manual Amendment and the 2009 King County Surface Water Drainage Manual is required to be provided by the project.
3. A Construction Stormwater General Permit from Department of Ecology is required since the

grading and clearing of the site exceeds one acre.

4. Surface water system development (SDC) fee is \$1,228.00 (2014 rate) for each lot.

Transportation/Streets:

1. Union Avenue NE is a Minor Arterial with existing right of way width of 60 feet. As per Transportation section, the existing paved width on Union Ave NE frontage is sufficient. 0.5 feet wide curb, 8 feet wide landscaped planter, 8 feet wide sidewalk, and 1 foot wide clear space behind the sidewalk is required to be provided on the frontage by the developer. The project requires the dedication of 9.5 feet of right of way (subject to final survey).

2. A private street with minimum 20 feet paved width and 26 feet wide access easement width is proposed as the access for the short plat. All lots should gain access via the private road. No direct access of the lots to Union Ave NE is allowed. The minimum separation of access from the adjacent property line is 5 feet. The access as shown in the plans should be modified to provide the 5 feet separation. The separation distance must also be labeled in the plans.

3. All electrical, phone, and cable services and lines serving the proposed development must be underground. The construction of these franchise utilities must be inspected and approved by a City of Renton inspector prior to recording the plat.

4. Traffic Impact Fees –Transportation impact fee is applicable on single family houses based on the applicable rate at the time of building permit, and payment is due at the time of issuance of the building permit.

5. Street lighting as per current City standards is applicable on the Union Ave NE frontage.

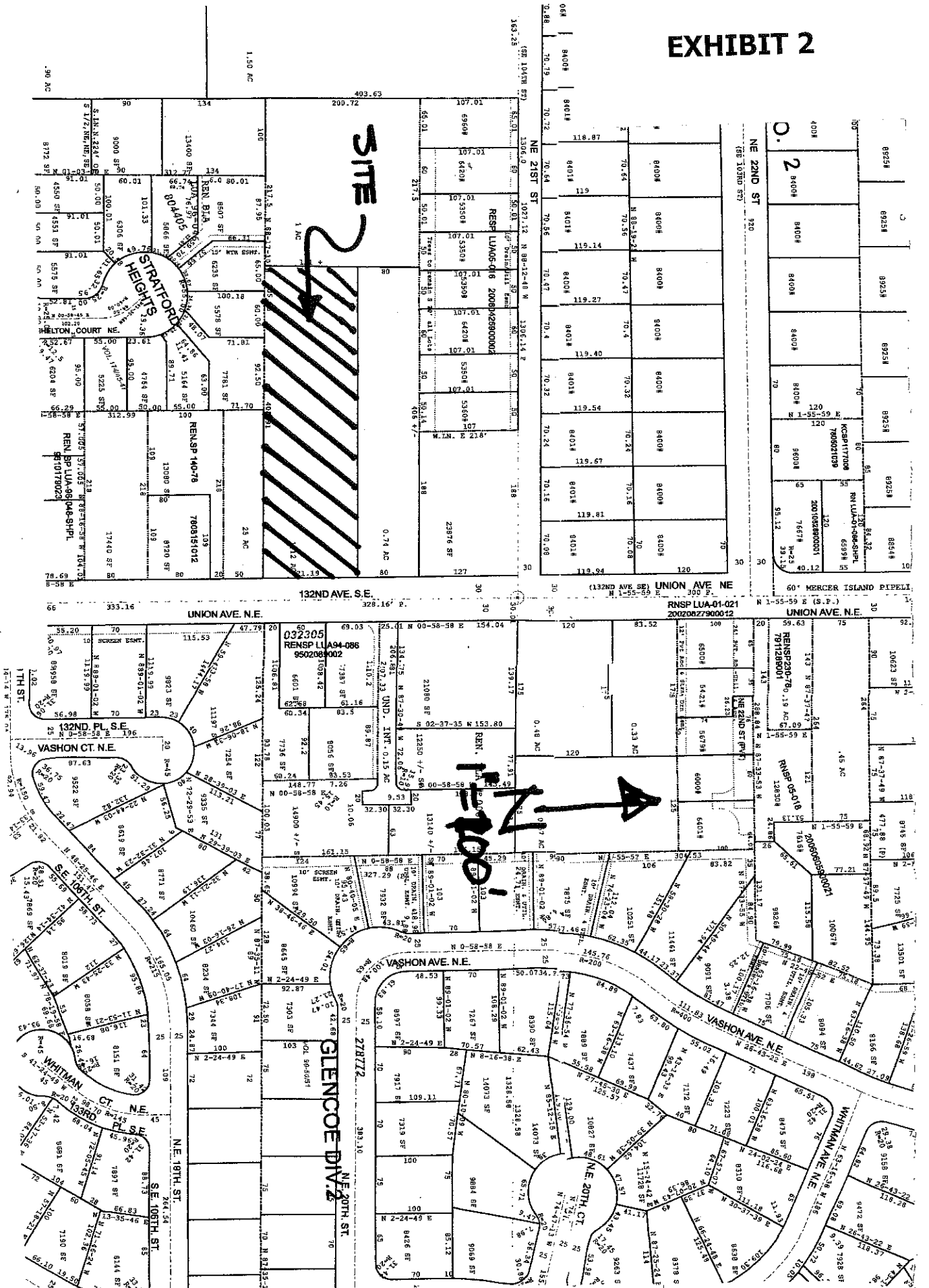
Fire:

1. The fire impact fees are applicable at the rate of \$479.28 per single family unit. This fee is paid prior to recording the plat. Credit will be granted for the existing home to be removed.

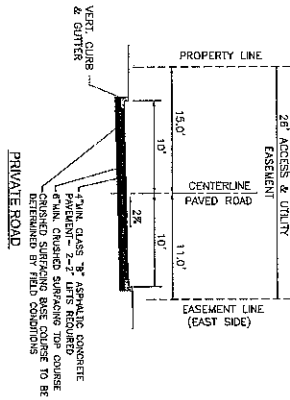
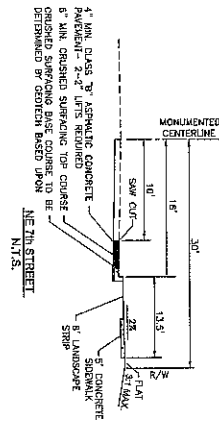
2. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300-feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. There is one existing fire hydrant that can be counted toward the requirement; it does not have the required storz fitting however. A minimum of one new hydrant and a water main extension will be required. It appears there is adequate fire flow in this area.

3. Fire department apparatus access roadways are required to be a minimum of 20-feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30-ton vehicle with 322-psi point loading. Access is required within 150 feet of all points on the buildings. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. Hammerhead turnarounds are allowed for dead end streets up to 300 feet long. Access as proposed appears adequate.

# EXHIBIT 2



PORTION OF THE SE 1/4, SECTION 9, TOWNSHIP 23 N, RANGE 5 EAST, W.M.



## LEGAL DESCRIPTION

PER STEWART TITLE COMPANY FILE NUMBER  
01148-30472 DATED APRIL 4, 2014.

LOT 11, BLOCK 1, STEWART'S ACRES-43, CASE TRACT, ACCORDING TO THE PLAT  
THEREOF, RECORDED IN VOLUME 43 OF PLATS, PAGE(S) 17, RECORDS OF KING  
COUNTY, WASHINGTON.

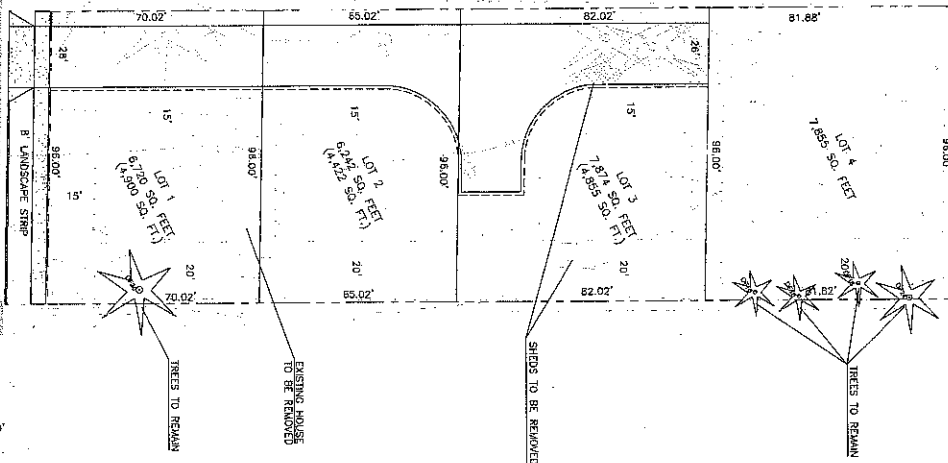
PLAT IN THE COUNTY OF KING, STATE OF WASHINGTON.

TRACT NUMBER: 801110-0055


THE ADDRESS: 3018 NE 7TH STREET, REATON, WA 98056



**OFFE ENGINEERS**  
13932 SOUTHEAST 139TH PLACE  
RENTON, WASHINGTON 98058  
PHONE 425-262-3412  
CONTACT: DARRELL OFFE, P.E.

[illegible]

GRAPHIC SCALE



0 10 20 40

1 inch = 20 feet

RECOMMENDED FOR APPROVAL

By: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

NOTE:  
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

DENSITY CALCULATION:	
GROSS AREA - 28,687 SQ. FEET	0 SQ. FEET
PUBLIC ROADWAY:	0 SQ. FEET
PRIVATE ACCESS EASMT:	0.551 SQ. FEET
CRITICAL AREAS:	0 SQ. FEET
EXCLUDED AREAS:	6.551 SQ. FEET

NET AREA: 22.136 ACRES  
NET AREA (ACRES) 0.508 ACRES  
DWELLING UNITS: 4 LOTS  
NET DENSITY: 7.8 DU/ACRE  
ZONING: R-8

### CONTACT INFORMATION

DEVELOPER:  
KRRV DEVELOPMENT, LLC  
ATTN: KYLE MILLER  
P.O. BOX 908  
RAVENSALF, WASHINGTON 9805  
OFFICE PHONE: 425-432-5933  
kylemiller@krrv.com

**ENGINEER**

**ENGINEER:**  
OFF. ENGINEERS, P.C.  
ATTN: DARRELL PETER  
13932 SOUTHWEST 159TH PLACE  
RENO, WASHINGTON 98058-78  
OFFICE NUMBER: 425-260-7412  
FAX NUMBER: 425-988-0292  
darrell.p@comcast.net

**SURVEYOR:**  
SITE SURVEYING, INC.  
ATTN: THOMAS WENDENDORP, PLS.

ATTN: THOMAS WOLDENDORF, PLS.  
21923 NE 11TH STREET  
SANNAMISH, WASHINGTON 98074  
OFFICE NUMBER: 425-298-4412  
\* [travis@slssurveymapping.com](mailto:travis@slssurveymapping.com)

# EXHIBIT 4

CITY OF RENTON  
SHORT PLAT  
RENTON, WASHINGTON

RECORDING NO.

VOL./PAGE

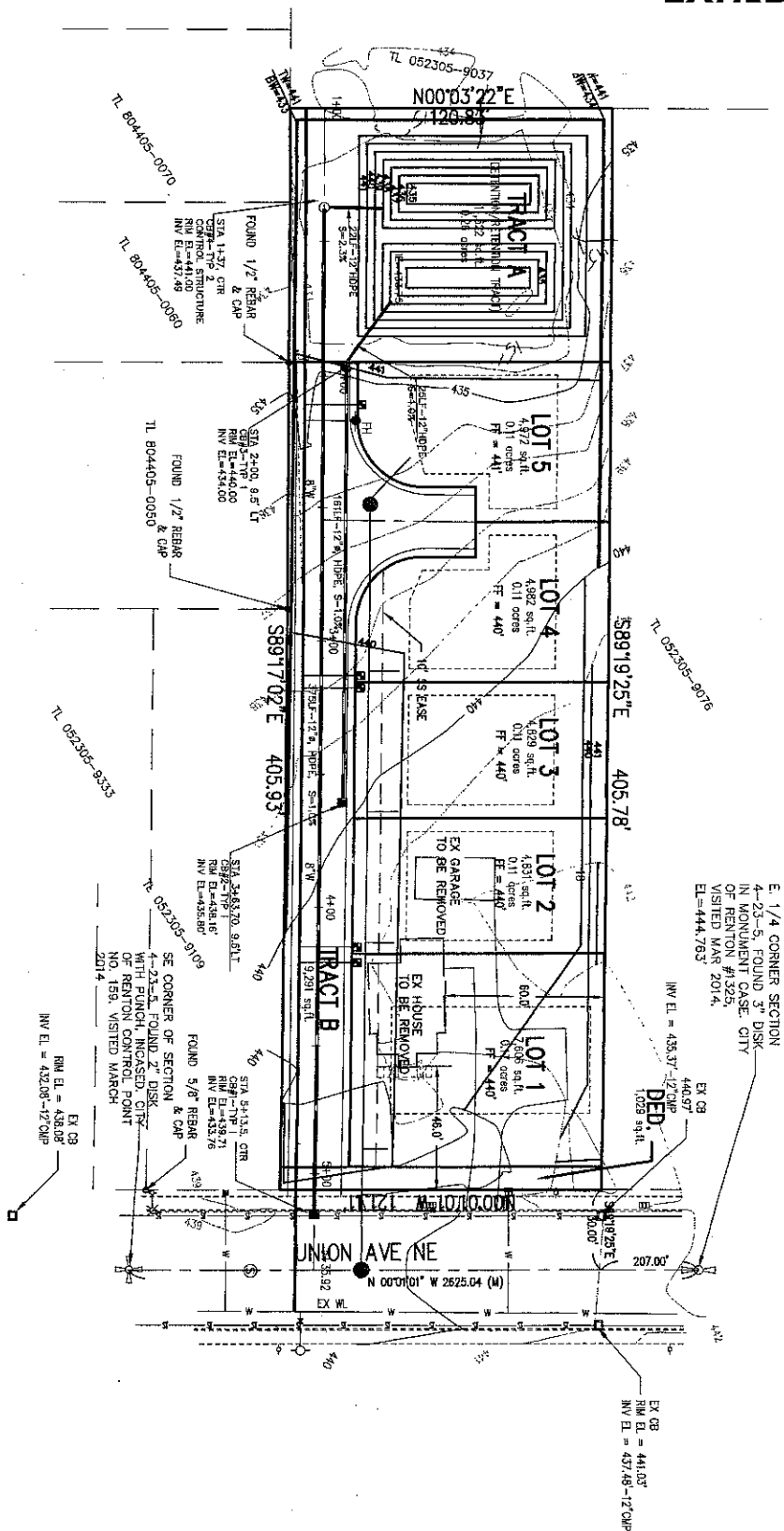
SCALE:



PORTION OF

NE 1/4 OF SE 1/4 OF SEC. 4, T4N. 23 N, R6 S E, W.M.

LUA-XX-XXX-SHPL  
LND-XX-XXX



**SITE DATA**  
TOTAL AREA - 49,093 SQUARE FEET(1.12 AC)  
TOTAL WORK AREA - 49,093 sq.ft.  
TOTAL FILL - 2200 cy yds  
TOTAL CUT - 85 cy yds



**T. J. TUMA ENGINEERS AND  
LAND SURVEYORS, PLLC**

256 SW 41st STREET  
RENTON, WASHINGTON 98057  
425-251-0863 OFFICE  
425-251-0825 FAX

**2001 UNION AVE SHORT PLAT  
GRADING AND UTILITY PLAN  
RENTON, WASHINGTON**

DWN. BY	DATE	JOB NO.
DAN T.	JUNE 2014	917-003-013
CHKD. BY	SCALE	SHEET
MHT	NOTED	1 OF 2

VOL./PAGE

# EXHIBIT 5

CITY OF RENTON  
SHORT PLAT  
RENTON, WASHINGTON

RECORDING NO.

VOL./PAGE

SCALE:



PORTION OF

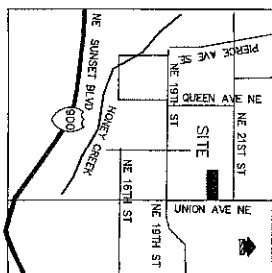
NE 1/4 OF SE 1/4 OF SEC 4, T2N 23 N, R6 E, W.M.

LUA-XX-XXX-SHPL  
LND-XX-XXXX



E 1/4 CORNER SECTION  
4-23-5, FOUND 3" DISK  
IN MONUMENT CASE, CITY  
OF RENTON #1325,  
VISITED MAR 2014.  
Elev=444.753

EX GR  
440.97  
INV EL. = 435.37 - 12.60'



## LEGAL DESCRIPTION:

TRACT 2, COUNTY OF KING SHORT SUBDIVISION NO. 677115, RECORDED UNDER KING COUNTY RECORDING NUMBER 7712130606, RECORDS OF KING COUNTY, WASHINGTON  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

## TREE DESCRIPTIONS NOTES

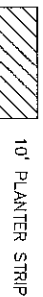
(DECIDUOUS)  
A - ALDER  
AP - APPLE  
C - CEDAR  
COT - COTTONWOOD  
(CONIFER)  
F - FIR  
P - PINE

## PLANT LIST

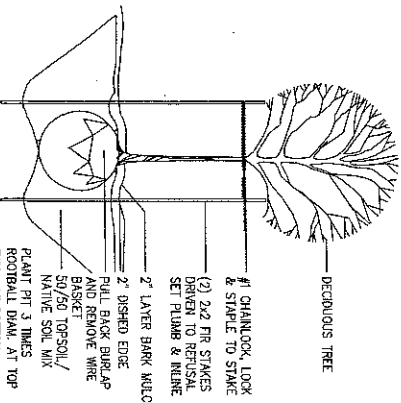
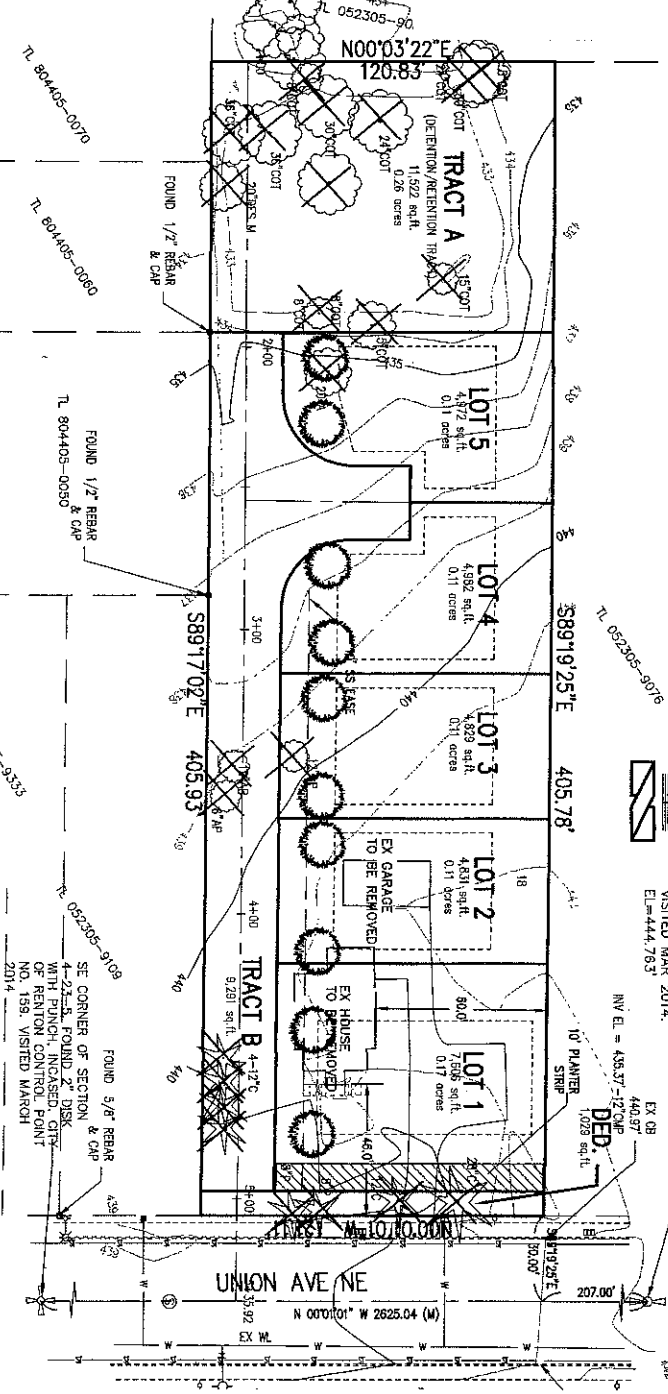
10' ACER RUERGEMANUM / TRIDENT MAPLE 2" CAL. SPACED AS SHOWN  
TOTAL REPLACEMENT TREES 18

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE REMAIN



**NOTES**  
COMPLY WITH ALL CITY ORDINANCES AND OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS  
INSTALL 6" COMPOSTED TOPSOIL IN ALL PLANTING AREAS.  
PROVIDE ONE 1/2" BARK MULCH IN ALL PLANT BEDS  
PROVIDE ONE 1/2" BARK MULCH IN ALL PLANT BEDS  
NO SUBSTITUTIONS WITHOUT WRITTEN CONSENT OF LANDSCAPE ARCHITECT AND CITY  
LOCATE AND PROTECT ALL UNDERGROUND UTILITIES  
TILL PARKING LOT ISLAND SOIL TO 18" DEPTH  
DECIDUOUS TREE CALIPER MEASURED AT 4.5' MINIMUM ABOVE ROOT BALL.  
CONIFEROUS TREE HT MEASURED FROM TOP OF GROUND AT TIME OF PLANTING.



## TREE STAKING DETAIL

N.T.S.

DECIDUOUS TREE  
#1 CHAINLOCK, LOCK & STAPLE TO STAKE  
(2) 2x2 FR STAKES  
DRIVEN 10' BEHIND  
SET PLUMB & NINE  
2" LAYER BARK MULCH  
2" DISHED EDGE  
PULL BACK BURLAP  
AND REMOVE WIRE  
BURLAP 109550/  
50/50 SOL WIK  
NATIVE SOL WIK  
PLANT PIT 3 TIMES  
ROOTBALL DIA. AT TOP  
TWICE AT BOTTOM

**TOMA ENGINEERS AND  
LAND SURVEYORS, PLLC**  
255 SW 41st STREET  
RENTON, WASHINGTON 98057  
425-251-0665 OFFICE  
425-251-0625 FAX

**2001 UNION AVE SHORT PLAT  
TOPO & LANDSCAPING PLAN**

DWN. BY	DATE	JOB NO.
DAN T.	MARCH 2014	917-003-061
CHKD. BY	SCALE	SHEET
MHT	NOTED	1 OF 1

VOL./PAGE



City of Renton

# TREE RETENTIC WORKSHEET

1. Total number of trees over 6" in diameter<sup>1</sup> on project site: 1. 24 trees
2. Deductions: Certain trees are excluded from the retention calculation:
 

Trees that are dead, diseased or dangerous <sup>2</sup>	<u>1</u> trees
Trees in proposed public streets	<u>      </u> trees
Trees in proposed private access easements/tracts	<u>17</u> trees
Trees in critical areas <sup>3</sup> and buffers	<u>      </u> trees

Total number of **excluded trees**: 2. 18 trees 10
3. Subtract **line 2** from **line 1**: 3. 6 trees 14
4. Next, to determine the number of trees that must be **retained**<sup>4</sup>, multiply **line 3** by:
 

0.3 in zones RC, R-1, R-4, or R-8	
0.1 in all other residential zones	
0.05 in all commercial and industrial zones	4. <u>1.8</u> trees <span style="float: right;">4</span>
5. List the number of 6" or larger trees that you are proposing<sup>5</sup> to **retain**<sup>4</sup>:
 

5. <u>0</u> trees
-------------------
6. Subtract **line 5** from **line 4** for **trees to be replaced**:
 

6. <u>1.8</u> trees <span style="float: right;">4</span>
--

(if line 6 is less than zero, stop here. No replacement trees are required).
7. Multiply **line 6** by **12"** for number of **required replacement inches**:
 

7. <u>21</u> inches <span style="float: right;">48</span>
---
8. Proposed size of trees to meet **additional planting** requirement:
 

(Minimum 2" caliper trees required)	8. <u>2</u> inches per tree
-------------------------------------	-----------------------------
9. Divide **line 7** by **line 8** for number of **replacement trees**<sup>6</sup>:
 

(if remainder is .5 or greater, round up to the next whole number)	9. <u>10</u> trees <span style="float: right;">24</span>
--	--

<sup>1</sup> Measured at chest height.

<sup>2</sup> Dead, diseased or dangerous trees must be certified as such by a forester, registered landscape architect, or certified arborist, and approved by the City.

<sup>3</sup> Critical Areas, such as wetlands, streams, floodplains and protected slopes, are defined in Section 4-3-050 of the Renton Municipal Code (RMC).

<sup>4</sup> Count only those trees to be retained outside of critical areas and buffers.

<sup>5</sup> The City may require modification of the tree retention plan to ensure retention of the maximum number of trees per RMC 4-4-130H7a

<sup>6</sup> Inches of street trees, inches of trees added to critical areas/buffers, and inches of trees retained on site that are less than 6" but are greater than 2" can be used to meet the tree replacement requirement.

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JUL 14 2014

Ph 253-896-1011

Fx 253-896-2633

Entire Document  
Available Upon Request

Ma

Mr. Kushal Varma  
2609 NE 5<sup>th</sup> Court  
Renton, WA 98056  
(206) 353-3168

Geotechnical Infiltration Feasibility Letter  
2001 Union Ave NE  
Renton, Washington  
PN: 0423059077  
Job No. Varma.UnionAvNE.IR

### INTRODUCTION & SCOPE

This report addresses the feasibility of stormwater infiltration for the proposed residential short plat to be located at 2001 Union Avenue NE in Renton, Washington. We understand that you propose to construct a new residence on each of the new lots. We further understand that access to the lots will be a shared driveway along the south portion of the site. We also understand that you propose to infiltrate the stormwater from the proposed roofs on each lot, where feasible. The King County Surface Water Design Manual (2009) requires soil logs to confirm subsurface conditions and to determine the feasibility of stormwater infiltration at the site. On May 16, 2014, we monitored the excavation of five test pits across the site and logged the subsurface conditions encountered. Soil samples were collected and a representative sample tested for grain size distribution.

The purpose of our services was to evaluate the surface and subsurface conditions at the site as a basis for developing and providing geotechnical stormwater recommendations for the proposed development. Specifically, our scope of services for the project included the following:

1. Visiting the site and conducting a geologic reconnaissance to assess the site's soil, groundwater and slope conditions;
2. Exploring the subsurface conditions across the site by monitoring the excavation of test pits;
3. Completing laboratory grain size analysis for representative site soils; and
4. Providing infiltration rates for the stormwater facilities, as appropriate.

### SITE CONDITIONS

#### Surface Conditions

The site is situated in an area of established residential development in Renton, Washington. The site is currently developed with an existing single family residence with a basement configuration. The site is rectangular in shape, measures approximately 330 feet by 135 feet, and encompasses 1.02 acres. The ground surface on the site generally slopes from the east to the west at inclinations of less than 10 percent. Total topographic relief on the site is on the order of 5 vertical feet.

#### Site Soils and Geologic Conditions

The USDA Natural Resource Conservation Service (NRCS) Web Soil Survey for King County maps the soils in the area of the site as Alderwood gravelly sandy loam

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PLANNING DIVISION

## EXHIBIT 8

Entire Document  
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TIR STORM DRAINAGE REPORT  
FOR

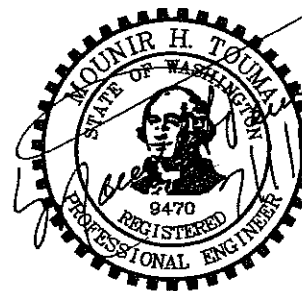
2001 UNION AVE SHORT PLAT  
2001 UNION AVE NE

RENTON, WASHINGTON

FILE NO. 719-003-014

PREPARED BY

TOUMA ENGINEERS  
255 SW 41<sup>st</sup> STREET  
RENTON, WA. 98057  
(425) 251-0665  
July 1, 2014



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